

**MHC STAFF REPORT SUMMARY: 06/15/22**

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

**062222.2 APPLICATION FOR CERTIFICATE OF APPROVAL - USE**

062222.21 Umai Sushi & Teriyaki  
91 Pike St, Economy Building  
Sean Lakeside, Prospective Business Owner

Proposal for change of ownership only to: Oishi Express LLC owned by Sean Lakeside (100%).

## Additional information:

- Proposal for change of ownership only. No other proposed changes to existing use established by MHC 06/06
- Prospective owner reports no other ownership interest in similar businesses.
- Sean Lakeside to be onsite for regular day to day operations

## Exhibits:

- Site plan
- Menu
- LLC documentation

Relevant Guidelines:

- 2.8 Existing Uses and Businesses  
2.8.1 Minor Change of Use – proposal meets criteria a, b, and c
- 2.10 Changes to Business Structure and Ownership  
2.10.4 Requires changes of ownership to be evaluated as a new use.
- 2.7 New Uses and Businesses  
2.7.1 Business is in Zone 2 at street level. Business is food (e). Food (e) is an approved use; a,b,c do not apply.

URC Recommendation: To be determined on June 15.

**062222.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

062222.31 Kitchen & Market  
1926 Pike Pl, Champion Building  
Stephanie King, Business Owner

Use: Proposal for A-frame signage in sidewalk right of way adjacent to storefront.

Additional information:

- Proposal for signage only. No proposed changes to existing use established by MHC 05/21

Exhibits:

- Photo of storefront
- Plan for sidewalk right of way adjacent to storefront.
- Signage details

Relevant Guidelines:

3.6.6. Signs

3.6.6 Off-Premises Signs (b)

1. Business has proposed three signs whereas one is typically allowed.
3. Guidelines unclear regarding maximum size limit for sandwich board signage.

URC Recommendation: To be determined on June 15.

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062222.22

Over the Line

1501 Pike Pl – 4<sup>th</sup> floor Down Under, Fairley Building  
Dexter Rothschild and Nolan Harris, Business Owners

Use: Proposal for business offering live portrait drawings.

Additional information:

- Business space: 80 square feet
- Hours of operation: Monday 10 am – 7 pm
- Owners report no other ownership interest in similar businesses.
- Owner by Over the Line Art LLC (Dexter Rothschild 50% and Nolan Harris 50%)
- Dexter Rothschild and Nolan Harris to be onsite for regular day to day operations

Exhibits:

- Site plan
- Description of services offered
- Statements by business owners.

Relevant Guidelines:

2.7 New Uses and Businesses

- 2.7.2 Business is in Zone 1 below street level. Business is 2.5.5 Other Uses (b), a non-permitted use. URC to determine if a, b, c, or d apply.

URC Recommendation: To be determined on June 15.

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## **062222.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

062222.31 Kitchen & Market  
1926 Pike Pl, Champion Building  
Stephanie King, Business Owner

Design: Proposal for design of removable A-frame signage.

Exhibits:

- Photo of storefront
- Plan for sidewalk right of way adjacent to storefront.
- Signage details

### Relevant Guidelines:

#### 3.6.6. Signs

##### 3.6.6 Off-Premises Signs (b)

1. Business has proposed three signs whereas one is typically allowed.
3. Guidelines unclear regarding maximum size limit for sandwich board signage.

#### 3.8. Public Ways and Amenities

- ##### 3.8.1
- Discusses the need to balance physical features with pedestrian movement within public ways.

DRC Recommendation: To be determined on June 15.

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062222.22 Over the Line  
1501 Pike Pl – 4<sup>th</sup> floor Down Under, Fairley Building  
Dexter Rothschild and Nolan Harris, Business Owners

Design: Equipment and signage for portrait drawing business.

Exhibits:

- Site plan
- Photo of existing proposed space
- Signage, lighting, equipment details

### Relevant Guidelines:

#### 3.4 Displays

- ##### 3.4.3 a
- Color, size, and graphics on displays are fairly prominent and numerous. Consideration: is there any difference in how are these guidelines applied to a proposal that is not a storefront?

#### 3.6 Signs

- ##### 3.6.1
- Discusses parameters on size and characteristics of signage. Consideration: is there any difference in how these guidelines applied to a proposal that is not a storefront?

DRC Recommendation: To be determined on June 15.